

Article - Real Property

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§3–108.1.

- (a) (1) In this section the following words have the meanings indicated.
- (2) “Appendix plat” means a plat of a single lot or parcel of land that:
 - (i) Is produced on a single page not larger than 8.5 inches by 14 inches;
 - (ii) Is presented for recordation as part of a deed or other instrument; and
 - (iii) Does not require subdivision approval.
- (3) (i) “Plat” includes any diagram that purports to represent the boundaries of any land.
- (ii) “Plat” does not include a plat or microfilm aperture card that:
 - 1. Meets archival standards for permanent records; and
 - 2. Depicts property or rights-of-way to be acquired or granted by the State Highway Administration.
- (4) “Subdivision approval” means approval required under subdivision regulations adopted in Queen Anne’s County in accordance with Title 5 of the Land Use Article.
- (b) The provisions of this section apply only in Queen Anne’s County.
- (c) The Clerk of the Circuit Court for Queen Anne’s County may not accept for record any plat that does not comply with the provisions of this section.
- (d) (1) The provisions of this subsection do not apply to appendix plats.
- (2) A person who is recording a plat shall deliver a set of 3 copies of each page of the plat at the time of recordation.

(3) Each copy of a page of a plat shall conform to all of the provisions of this section.

(4) The fee for recording each set of plats is \$25.

(5) In accordance with the provisions of § 3–304 of this title, the Clerk of the Circuit Court of Queen Anne’s County shall maintain and distribute any plat that the Clerk records.

(e) (1) Except for the provisions relating to legibility and scale, the provisions of this subsection do not apply to appendix plats.

(2) Each page of a plat shall:

(i) Be legible;

(ii) Be drawn to a stated scale;

(iii) Be 18 inches by 24 inches in size, including a one and one-half inch unused margin for binding along the left edge of the page; and

(iv) Be prepared in black ink on transparent mylar or by another process comparable to original quality that conforms to the archival standards established by the Maryland Hall of Records.

(3) A plat consisting of more than 1 page shall include an index page that includes and delineates each area shown on all other pages.

(f) A person who is recording a plat shall submit, along with the plat, a written certificate that is signed by:

(1) A person authorized to certify subdivision approval under regulations concerning subdivisions adopted by the county or a municipal corporation under Title 5 of the Land Use Article, and which states that:

(i) Subdivision approval has been given; or

(ii) Subdivision approval is not required; or

(2) Each owner of the property, and which states that the plat does not require subdivision approval.

(g) A certificate under subsection (f) of this section shall:

- (1) Be in writing; and
- (2) Contain the actual signature of the person who makes the certificate.

(h) A person who willfully executes or presents for recordation a plat that contains a certificate required by subsection (f) of this section and that is false is guilty of a misdemeanor and on conviction is subject to a fine not exceeding \$500 or imprisonment not exceeding 6 months or both.

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